

050.A

0005

0009.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel  
683,400 / 683,400

USE VALUE:

683,400 / 683,400

ASSESSED:

683,400 / 683,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
7-9-11		COURT ST PL, ARLINGTON

OWNERSHIP	Unit #:	9
Owner 1: SAFAEI PARISA S/ TRUSTEE		
Owner 2: PARISA SAFAEI REVOCABLE TRUST		
Owner 3:		
Street 1: 9 COURT ST PL		
Street 2:		

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: VAUGHAN SARAH JANE -

Owner 2: PUTZ AKOS K -

Street 1: 9 COURT ST PL

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1907, having primarily Brick Exterior and 1340 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code Descrip/No Amount Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Description LUC No of Units

Fact Depth / Price Units

Unit Type Land Type

LT Factor

Base Value

Unit Price

Adj Neigh

Neigh Influ

Neigh Mod

Infl 1 %

Infl 2 %

Infl 3 %

Appraised Value

Alt Class %

Spec Land J Code

Fact Use Value

Notes

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
102	0.000	683,400			683,400	

Total Card	0.000	683,400		683,400	Entered Lot Size
Total Parcel	0.000	683,400		683,400	Total Land:

Source: Market Adj Cost	Total Value per SQ unit /Card: 510.00	/Parcel: 510.00	Land Unit Type:
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07/19/18

APPRAISED:  
USE VALUE:  
ASSESSED:683,400 / 683,400  
683,400 / 683,400  
683,400 / 683,400

User Acct	419432
GIS Ref	
GIS Ref	
Insp Date	
07/19/18	

**USER DEFINED**

Prior Id # 1:	35054
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	22:31:00
LAST REV	
Date	Time
11/10/21	10:33:39
mmcmakin	
16449	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 050.A-0005-0009.0

!16449!

PRINT

Date Time

12/30/21 22:31:00

LAST REV

Date Time

11/10/21 10:33:39

mmcmakin

16449

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION****TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VAUGHAN SARAH J	78927-226	2	10/18/2021		820,000	No	No		
BRIARWOOD CAPIT	69609-38		7/14/2017		660,000	No	No		

Date	Result	By	Name
11/10/2021	SQ Mailed	MM	Mary M
7/19/2018	Measured	DGM	D Mann
3/27/2018	NEW CONDO	DGM	D Mann

ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

Total AC/Ha: 0.00000 Total SF/SM: 0 Total LUC: 102 Total Condo Prime NB Desc CONDO Total: Spl Credit Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - ArchiveProArling apro 2023

**EXTERIOR INFORMATION**

Type:	99 - Condo Conv	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	7 - Brick	
Sec Wall:		%
Roof Struct:	4 - Flat	
Roof Cover:	4 - Tar & Gravel	
Color:	BRICK	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Very Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Very Good
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**


**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 4	BRs: 2	Baths: 1 HB

UnSketched SubAreas:  
GLA: 1340,

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1907
Eff Yr Blt:	2017
Alt LUC:	
Alt %:	
Jurisdict:	G19
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	15 - H.V.A.C
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond:	VG - Very Good	0.2 %
Functional:		%
Economic:		%
Special:		%
Override:		%

**REMODELING**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	4	2	2
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	4	2	

**RES BREAKDOWN**

Basic \$ / SQ:	305.00	
Size Adj.:	1.35000002	
Const Adj.:	1.02889705	
Adj \$ / SQ:	423.648	
Other Features:	84471	
Grade Factor:	1.00	
NBHD Inf:	1.04999995	
NBHD Mod:		
LUC Factor:	1.00	
Adj Total:	684768	
Depreciation:	1370	
Depreciated Total:	683398	
WtAv\$/SQ:	AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr: 444.83
Special Features:	0	Val/Su Net: 510.00
Final Total:	683400	Val/Su SzAd 510.00

**MOBILE HOME**

Make: [ ] Model: [ ] Serial # [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

**PARCEL ID** 050.A-0005-0009.0

**SKETCH**

Total:

Total Special Features:

Total Yard Items:

More: N

**IMAGE**

**AssessPro Patriot Properties, Inc**